

### 1240 Norman Street Wendouree VIC

3 1 2

Located just a short walk from supermarkets, shops and amenities at Wendouree Village, is this solid brick home featuring three bedrooms with built in robes, large living space allowing plenty of room for the family, kitchen with gas cooking and plenty of cupboard space, family bathroom with separate shower and bath, new carpet, freshly painted and for comfort throughout the year there is gas central heating and evaporative cooling. Externally the property boasts a large enclosed rear yard, spacious undercover alfresco area, excellent 6m x 7m shed with loads of space for a workshop and two water tanks. No smoking. No pets. 12 month lease preferred. INSPECTION BY APPOINTMENT ONLY. PLEASE EMAIL THE PROPERTY MANAGER TO REGISTER. SHOULD YOU NOT REGISTER THE INSPECTION MAY NOT PROCEED.

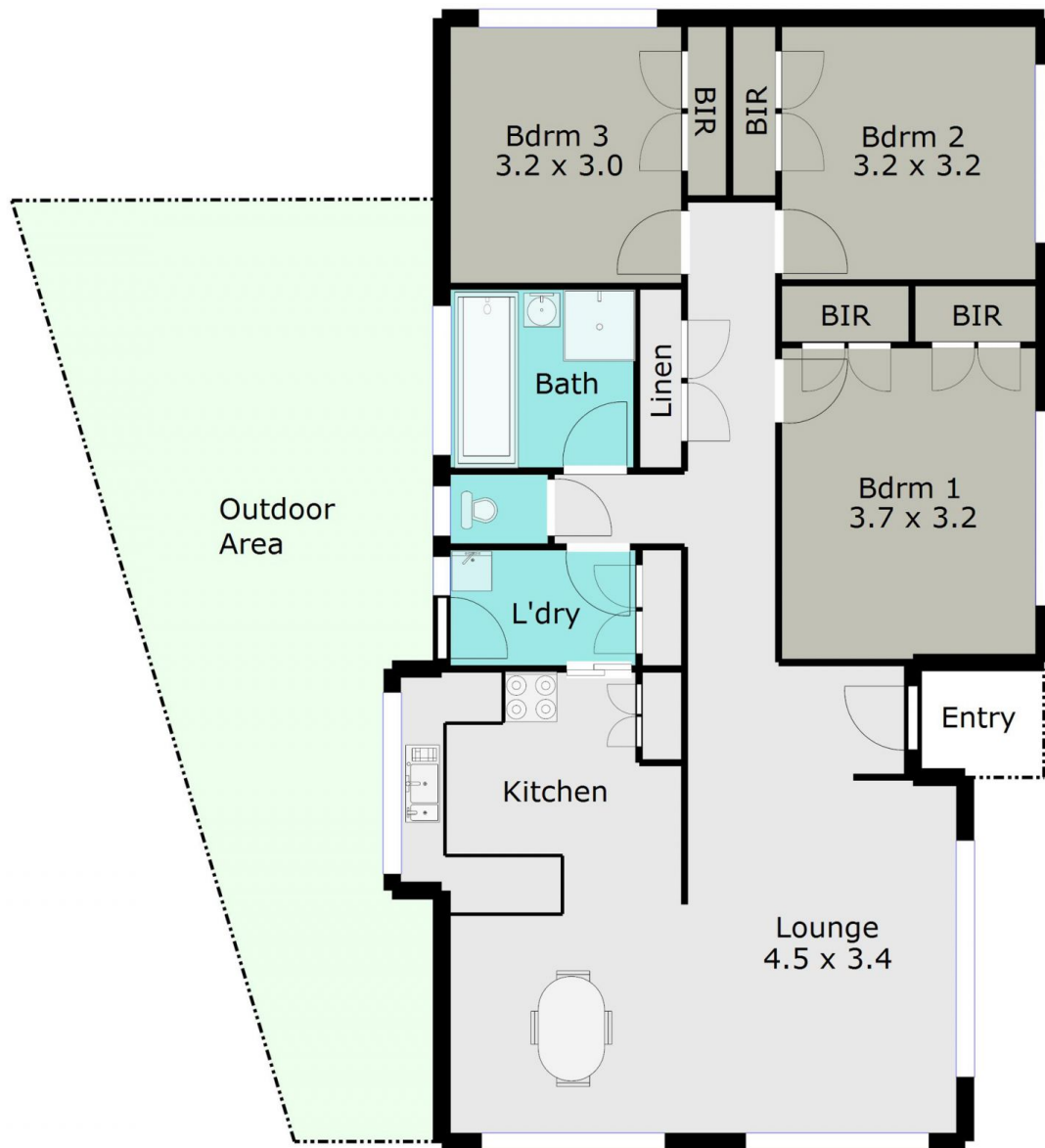
**Land Size** : 715 sqm

**View** : <https://www.doepels.com.au/lease/vic/ballarat-western-district/wendouree/residential/house/6188279>



**Shane Kozaris**  
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TOTAL LIVING AREA: APPROX. 10.7 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

